

Chapter 9

USE REGULATIONS

Section 9.1 Purpose

The purpose of this chapter is to provide general regulations, applicable to all zoning districts governing the uses that may be allowed on property within any zoning district.

Section 9.2 Reserved

Section 9.3 Reserved

Section 9.4 Reserved

Section 9.5 Accessory Uses and Structures

The purpose of this section is to provide general regulations, applicable to all Zoning Districts, for those use and structures that are customarily incidental and subordinate to the principal use of a property and located on the same zoning lot.

Section 9.5.1 Standards Applicable to All Uses

The standards identified below shall apply to all accessory uses and structures unless alternative standards are identified as being applicable to a specific accessory use or structure.

A. Requires principal use

1. Accessory uses may not be established prior to the establishment of a principal use on the property, with the exception that community gardens may be located on vacant lots with the consent of the property owner.
2. Accessory structures may not be erected prior to the erection of a principal building on any property, with the following exceptions:
 - a. Fences;
 - b. Construction and sales offices during the course of development; or
 - c. On Rural zoned properties that are two or more acres in area.

B. Location

1. Any accessory structure less than ten feet from the principal building on a property shall be considered as part of the principal building and shall not encroach into any setbacks required for the principal building.
2. On properties used for residential purposes, accessory uses and structures located more than ten feet from the principal building shall be located in a rear yard and may not encroach into any required rear or side yard setbacks, unless the structure is less than

14 feet in height, in which case it may be located as close as two feet from a side lot line and five feet from a rear lot line.

3. On properties used for office purposes, accessory uses and structures located more than ten feet from the principal building shall be located in a rear yard and at least two feet from a side or rear lot line and outside of any required buffers.

C. Maximum size

Other than in the REA and Rural districts, no accessory structure on a residentially used property may occupy more than 30 percent of the rear yard or exceed 1,000 square feet in area.

Section 9.5.2 Standards Applicable to Specific Accessory Uses and Structures

A. Accessory dwellings

1. Where permitted

Accessory dwellings may be permitted on lots that are developed with a single family home in the A2, A2.7, A3.1, A3.2, A3.3, A4, A5, NO and NC zoning districts.

2. Maximum number

Only one accessory dwelling may be permitted on a lot.

3. Location

Accessory dwellings shall be located in rear yards at least ten feet from all rear and side lot lines and outside any required buffers.

4. Process

A conditional use permit shall be required to locate an accessory dwelling on any parcel.

B. Community Garden

A community garden may be established on any parcel provided that the owner of the property consents to its establishment.

C. Fences and walls

1. Material

- a. Chain link fences may be permitted in all areas of the parish other than the Downtown character area.

- b. Electric and barbed wire fences may be permitted in the Rural character area for the purpose of controlling livestock.

- c. Concertina wire fences shall be prohibited throughout the parish.

- d. Walls containing more than 50 percent exposed standard concrete masonry blocks shall not be allowed, whether painted or not.

2. Height

- a. Fences or walls greater than four feet in height may not be located within any front or corner side yard unless the fence or wall is less than 30 percent solid, providing a minimum of 70 percent transparency.
- b. Fences and walls may be as much as eight feet in height if located outside of any required front yard or corner side yard and set back at least five feet from any sidewalk or 15 feet from the edge of the street, whichever is more, and outside of any required sight triangle.
- c. Chain link fences up to ten feet in height may be permitted in M zoning districts.
- d. Open wire fences up to ten feet in height may be permitted around recreational facilities such as tennis and badminton courts.

3. Location

Fences or walls may not be located within any required drainage, utility or similar servitude without the consent of the entity in whose favor the servitude has been granted.

D. Garage Sales

Up to three such sales may occur in any 12 month period with the sales cumulatively occurring for no more than six days on any residentially used property.

E. Home occupation

A home occupation may be allowed on any residentially used property subject to the following limitations:

- 1. No retail use may be established that could result in customers coming to the property;
- 2. No signage shall be erected;
- 3. No person other than a resident of the dwelling shall be employed;
- 4. Nothing shall be done to make the building appear in any way as anything but a dwelling; and,
- 5. Only mechanical equipment typically associated with use in a single family dwelling shall be used for the business.

F. Portable storage containers

1. Portable storage containers may be placed on a residentially used property for a maximum of 30 days, provided that all building setback requirements are met, unless the property has valid building permits, in which case the container may remain on the property so long as the building permits remain valid, or in the event of extenuating circumstances such as a fire, flood, or hurricane.
2. Portable storage containers may be placed in the front yard of a residentially used property for a period not to exceed 15 days, provided that at least seven days have elapsed since the last 15 day period during which a portable storage container was located on the property. This exception shall only be applied three times in any 12 month period on any given property.
3. All portable storage containers shall display a permit not to exceed one square foot in area that is clearly visible from the right of way that includes the container identification number, date of its placement on the property, date that removal will be required, and a local telephone number.